

## 2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

2-Bedroom Apartment – Refined Coastal Living in Germasogeia, Limassol

This elegant two-bedroom apartment offers luxury and comfort just 200 meters from Limassol's iconic Dassoudi Beach and eucalyptus park. The spacious interior is defined by high ceilings (3.15 m), semi-solid parquet floors throughout, and premium marble finishes in both bathrooms.

A fully equipped kitchen with high-standard cabinets from leading European brands complements the expansive open-plan layout. The apartment also includes a central VRV air-conditioning system and underfloor heating, ensuring year-round comfort.

Large thermal aluminum windows with double glazing allow natural light to fil...

### Property Info

Covered Area	<b>130</b>
Covered Veranda	<b>21</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>235195</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias Region: **Limassol**

**Price: €720 000 + VAT**

VAT for this property is **€36,000** or **€136,800**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€25 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 538.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€720 000 on Jun 5, 2025

